

Planning Commission

Regular Meeting of April 4, 2012

The regular meeting of the Planning Commission was called to order by Chairman Nichols at 7:06 p.m., Wednesday, April 4, 2012, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present: John Nichols, Chairman
Miguel Rojas
John Lenart
Carolyn Palmieri

Commissioners Absent: Lori Uber-Zak, Vice-Chairman

Staff Present: Konrad Bolowich, Assistant City Manager
Guillermo Arreola, Associate Planner
Richard Holdaway, City Attorney

Chairman Nichols led the Pledge of Allegiance. No items were added or deleted; no public participation comments were offered upon invitation of the Chairman.

PC-12-05 - GENERAL PLAN AMENDMENT NO. 11-165, ZONE CHANGE NO. 11-164, PRECISE PLAN OF DESIGN NO. 11-166 - (PUBLIC HEARING – LIMITED TO 30 MINUTES) – A proposal to amend the General Plan Land Use Plan and Zoning Maps from High Density Residential to Health Care and Multi Family Residence (R-3) to Institutional (I) to accommodate the construction of a 37,873 square foot, 66-bed memory care facility on 2.7 acres of land located at the southwest corner of Orange Avenue and New Jersey Street.

Planner Arreola presented the staff report and highlighted the revisions since the presentation at the previous meeting:

- revised plans included public right-of-way improvements of sidewalk, curb and gutter and included the public right-of-ways on the adjacent properties to show how they tie into each other and to the project;
- based on Public Works Department requirements and the slope of the site, a pedestrian walkway to the south of the main driveway entrance to the parking lot was not feasible; however the pedestrian stamped concrete walkway to the north side of the main driveway entrance was added;
- additional shade structures/trellises, on the west and south elevations have been added to provide additional shade.

He indicated the applicant was available to answer any questions.

Chairman Nichols opened the public hearing and invited comments and questions from the Commission and the public. Discussion ensued, Commissioners comments included:

- shade to the south and west elevations – recommended extending the shade structures/trellises out a few feet and the addition of larger shade trees;
- the possibility of adding a pedestrian walkway from the sidewalk to the building at the south end of the parking lot;
- complimented the applicant on the design of the facility.

Applicant responded and agreed to look at the feasibility of adding larger shade trees and to extending the shade structures/trellises out a few feet. Applicant also agreed to look at the addition of a crosswalk to the south end of the parking lot from the sidewalk to the building.

There were no comments offered by the public.

Chairman Nichols closed the public hearing.

Planner Arreola confirmed with Chairman Nichols that the intent of the Commission regarding Condition of Approval #25 was for the applicant to look at the possibility of extending the shade structure/trellises and larger shade trees to the south elevation as it was a narrower space than the west elevation.

Motion by Lenart, seconded by Palmieri and carried to approve GPA No. 11-165, ZC No. 11-164 and PPD No. 11-166 subject to the findings contained in the staff report and to the Conditions of Approval as amended as they related to the shade structures/trellises and shade trees to the south elevation and the pedestrian walkway at the south end of the parking lot. Uber-Zak absent.

PC-12-06 – APPROVAL OF MINUTES – December 7, 2011 & March 7, 2012

Motion by Rojas, seconded by Palmieri and carried to approve the minutes of the December 7, 2012 as presented. Nichols abstained; Uber-Zak absent.

Motion by Rojas, seconded by Lenart and carried to approve the minutes of the March 7, 2012 as presented. Palmieri abstained; Uber-Zak absent.

REPORTS BY PLANNING COMMISSIONERS

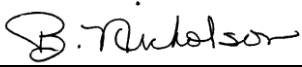
None.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

Assistant City Manager Bolowich indicated that he had met with some developers over the past couple of weeks and was able to brag about how quick and efficient the Planning Commission and City Council have made the planning process for developers. He thanked the Commission for making that possible.

The meeting adjourned at 7:43 p.m.

Minutes approved at the meeting of May 16, 2012.



Barbara Nicholson
Deputy City Clerk